



Los Angeles County Department of Regional Planning

Scoping Meeting Notification

Date: June 4, 2007

Project Title: The Del Valle Project
Vesting Tentative Tract Map No. TR060665, Conditional Use Permit No. RCUPT200600014, Environmental No. RENV200600014, Oak Tree Permit No. ROAKT200600007, Zone Change No ZC03-382

Applicant: Del Valle Land Company, LLC

The Los Angeles County Regional Planning Department has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report (EIR) is necessary. The purpose of the EIR is to provide an evaluation of the physical changes to the environment and impacts that would result from the proposed project. The County of Los Angeles will be the Lead Agency for the project and will be responsible for the EIR preparation. In order for the concerns of responsible and trustee agencies, adjacent jurisdictions, other public agencies, groups and individuals to be incorporated into the Draft EIR, we need to know your views and recommendations regarding the scope and content of the environmental information relevant to the proposed project.

A Scoping Meeting will be held to solicit suggestions from the public as to the content of the EIR that is being prepared. This meeting will be held at the **Val Verde Community Center, Val Verde Community Regional Park 30300 West Arlington Road, Val Verde, CA 91384 (Tel: 661-257-4014) on June 20, 2007 from 6:00 p.m. to 8:00 p.m.** A formal presentation will be made from 6:00 p.m. to 6:15 p.m. regarding the environmental review process for the proposed project along with a description of the proposed project, after which public input will be taken regarding the environmental analyses and alternatives that the public believes should be incorporated into the environmental impact report.

The proposed project is an application for a Tentative Tract Map for development of 111 detached single-family condominium units and associated infrastructure on one lot. The proposed project site contains five active petroleum extraction sites that will remain. The project would be served by the Los Angeles County Waterworks District #36 and Sanitation District #32. Project entitlements requested include an Oak Tree Permit for removal of about 27 oak trees, a Conditional Use Permit for development within a Hillside Management Area, and a Zone Change from A-2-1 to A-1-1. The applicant is also requesting abandonment of all County easements for drainage purposes. Hasley Canyon Road and Del Valle Road are offered for street dedication. A storage water tank is proposed.

A Notice of Preparation (NOP) for the EIR has been distributed requesting written comments regarding the scope and content of environmental analysis to be included in the EIR. Written responses to the NOP can be provided at the **June 20, 2007** scoping meeting, and can be sent to: Rick Kuo, County of Los Angeles Department of Regional Planning, Impact Analysis Section, 320 West Temple Street, Los Angeles, CA 90012-3225; Telephone: (213) 974-6461; Fax (213) 626-0434. Written comments on the NOP will be accepted by the County through **July 3, 2007** at 5:00 p.m.

Copies of the NOP are available for public review through **July 3, 2007** on the Department of Regional Planning website <http://planning.co.la.ca.us/case.htm> as well as at the following libraries:

County of Los Angeles
Valencia Public Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355

Newhall Public Library
22704 West 9th Street
Newhall, CA 91321

Canyon Country Jo Anne Darcy Public Library
18601 Soledad Canyon Road
Canyon Country, CA 91351
Culver City, CA 90230



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

NOTICE OF PREPARATION

DATE: June 4, 2007

PROJECT TITLE: Del Valle
Vesting Tentative Tract Map No. TR060665; Conditional Use Permit No. CUPT200600014 for grading, hillside management; Environmental No. RENVT20060014; Oak Tree Permit No. ROAKT200600007 for removal of about 27 oak trees.

LEAD AGENCY: Rick Kuo
Los Angeles County
Department of Regional Planning
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, California 90012
Tel: (213) 974-6461 Fax: (213) 626-0434

PROJECT APPLICANT: Del Valle Land Company, LLC
233 Wilshire Blvd., Suite 800
Santa Monica, CA 90401

The County of Los Angeles is the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified below. In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible and federal agency, and interested parties involved in approving the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific written details about the scope and content of the environmental information related to that agency's area of statutory responsibility. The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory authority with respect to the proposed project. Your agency may need to use the EIR prepared by our agency when considering approval of applicable permits for the proposed project.

The review period for the NOP will be from June 4 to July 3, 2007. Due to the time limits mandated by State law, your response must be received by our office at the earliest date possible,

but not later than July 3, 2007. Please direct all written comments to the above address. In your written response, please include the name of a contact person in your agency.

The County of Los Angeles is soliciting input based on your views and opinions concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached:

- Regional Location Map (Figure 1)
- Local Vicinity Map (Figure 2)
- Project Site Plan (Figure 3)
- 500-foot Radius Land Use Map (Figure 4)
- Initial Study (Attachment A)

PROJECT DESCRIPTION

The proposed project consists of the development of 111 detached condominium units, an internal roadway system (with adjacent equestrian and hiking trails), and associated landscaping on a 134.2-acre parcel. The proposed design would integrate a range of residence sizes that recognize the location and existing topography of the site and the surrounding land uses. The units would have access from their internal street networks connected to Del Valle Road (which runs through the middle of the site) and Hasley Canyon Road from the north.

The project site contains five active petroleum extraction sites that would remain. The proposed project would be served by the Los Angeles County Waterworks District #36 and Sanitation District #32. Project entitlement requests include a zone change from A-2-2 to A-1-1 DP; a conditional use permit to address hillside management and development program regulations; and an oak tree permit to allow for the removal and encroachment of about 27 oak trees (including one Heritage Oak). The project also proposes the realignment of master planned highways (Del Valle & Hasley Canyon) and the abandonment of certain County drainage easements. The proposed project would include approximately 3.4 million cubic yards of earthwork balanced on-site with grading encompassing all 134 acres. A water storage tank for dedication to the Water District is also proposed on the site. The site plan for the proposed project is included in Figure 3.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project site is located in an undeveloped portion of unincorporated Los Angeles County in the Santa Clarita Planning Area; the southern portion of the site is located in the community of Val Verde, the northern portion (east and west of Del Valle Road) is located in the Castaic community. The site, which consists of approximately 134 acres, is located south of the Hasley Canyon Road/Del Valle Road intersection, and is east and west of Del Valle Road. The City of Santa Clarita is located 1.5 miles to the southeast and the I-5 Golden State Freeway is located about 1.25 miles east of the project site. Homes in the community of Val Verde are located about ¼ mile southwest of the site.

The site is located in a developing area that contains residential, commercial, industrial and rural uses. The site is bordered by Hasley Canyon Road to the north, vacant land to the west and south and industrial uses associated with the Valencia Commerce Center, currently under construction to the east. Two residential projects are proposed on the vacant land to the immediate west (VTTM 066190 – 85 units) and south (VTTM 060257 – 233 homes, 50,000 square feet of commercial and recreational facilities and VTTM 062000 – 19 homes) of the site. An approved residential project with a golf course (VTTM 52584) is located immediately north of Hasley Canyon Road across from the site. In addition to the Val Verde residential community located to the south, residential uses are also located approximately ½ mile to the east, about one mile to the north and about one mile to the northwest. The Valencia Commerce Center and other commercial and industrial uses are located to the east. Vacant lands are located further to the north and to the south. Figure 1 shows the regional location. The project vicinity is shown in Figure 2.

Current Tract Map

Current Land Use Designation: Hillside Management (HM), Floodway/Floodplain (W), Non-Urban (N2), and Industry (M) under the Santa Clarita Valley Plan.

Current Zoning: A-2-2 (Heavy Agricultural – Two Acre Minimum Size Lot Requirement)

Proposed Tract Map

General Plan Amendment: No change.

Zone Change: A-1-1 (Light Agricultural – One Acre Minimum Size Lot Requirement)

Conditional Use Permit: For grading, and hillside development.

Oak Tree Permit For removal of 27 Oak trees.

ENVIRONMENTAL ISSUES TO BE ANALYZED

The County of Los Angeles, as the lead agency, has identified in the Initial Study (see Attachment A) that an Environmental Impact Report (EIR) will be required. A summary of the potential environmental impacts of the proposed project is presented in Table 1 below:

**TABLE 1
ENVIRONMENTAL ANALYSIS OVERVIEW**

Checklist Issue	Potential Significant Impacts/Issues for Analysis
HAZARDS	
Geotechnical	Liquefaction and landslide hazards, hillside development
Flood	Portion of project site lies within designated waterway. Tributary of Hasley Canyon runs through site. Flood hazard.
Fire	Project site is located within Fire Zone 4. Five petroleum extraction sites exist on the site and will remain.
Noise	Construction and operation of the proposed development would potentially increase ambient noise levels.
RESOURCES	
Water Quality	Construction (grading) can affect surface water quality of local streams and rivers; urban runoff
Air Quality	Construction and traffic from development would increase air pollutant emissions; approximately 3.4 million cubic yards of grading proposed
Biota	3.4 million cubic yards of grading proposed on relatively undisturbed site. Flora and fauna resource impacts; Heritage Oak Tree removal
Cultural	Oak and tributary drainage course. Potential archaeological sensitivity; Cultural Survey report will be developed
Mineral	Portion of the site located within the Hasley Canyon Oil Field
Agricultural	No impact
Visual	Landform change from grading, site in close proximity to Hasley Canyon Trail
SERVICES	
Traffic/Access	Construction and operational impacts from additional 111 residential homes in area, possible cumulative traffic impacts
Sewer	Potential capacity issues for Sanitation District No. 32.
Education	Potential capacity issues for William S. Hart and Castaic Union School Districts.
Fire/Sheriff	Potential capacity issues for fire and sheriff's stations
Utility/Other	Potential capacity issues (LA County Waterworks District #36); water supply assessment (SB610) required
OTHER ISSUES	
General	Change in road circulation could disrupt local communities.
Environmental Safety	Val Verde community located adjacent to site. Site contains a portion of Hasley Canyon Oil Field.
Land Use	Hillside Management.
Population/Recreation	Proposed project may create a need for recreational facilities.
Mandatory Findings	Project has the potential to significantly affect traffic, biota, air quality, and water quality

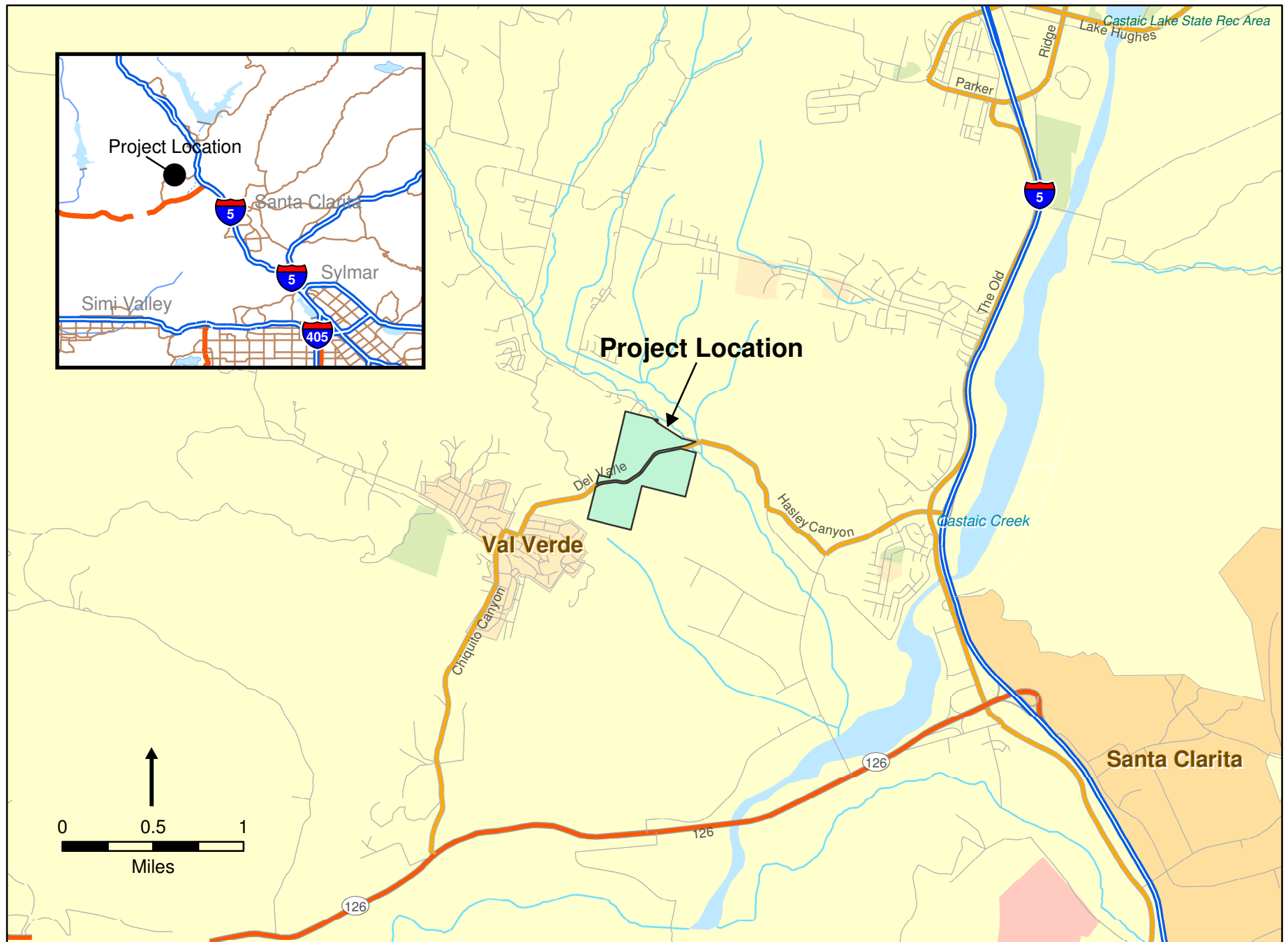
Other Issues

As proposed, 27 Oak trees would be removed from the site. The Preliminary Oak Tree Report¹ prepared for the proposed project indicated that one Heritage Oak Tree would be removed to allow project grading to occur. An Oak tree replacement program is proposed and it consists of a minimum of two 15-gallon Oak specimens that measure at least 1" diameter on a multiple tree trunk. The Heritage Oak tree shall be replaced with a minimum of ten (10) 15-gallon Oak specimens

A portion of the site is located within the Hasley Canyon Oil Field. Additionally, five petroleum extraction sites that exist on the site would remain under the proposed project.

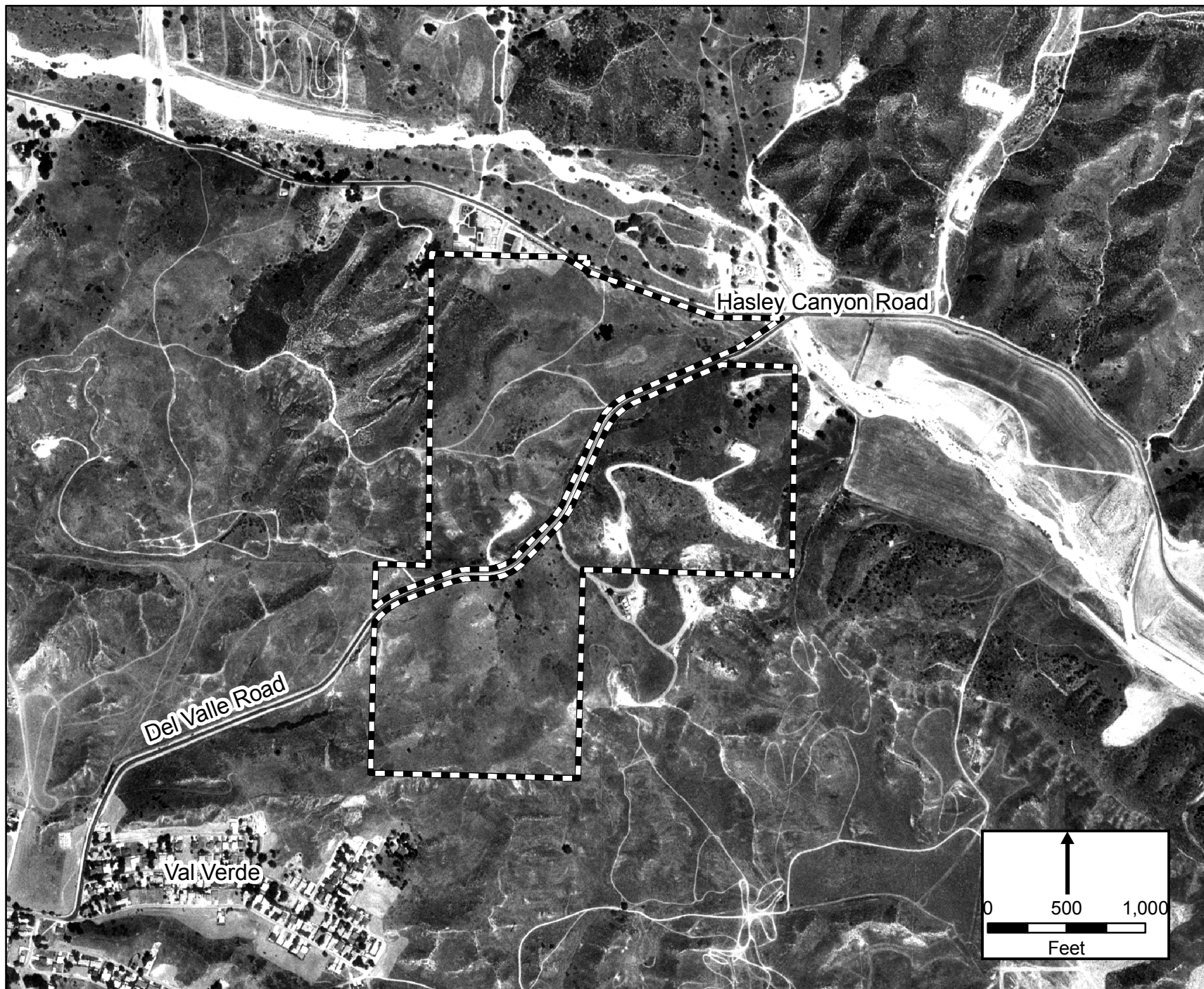
The EIR will discuss Green Building Concepts.

¹ L. Newman design Group, *Del Valle Preliminary Oak Tree Report*, January 16, 2006



Source: ESRI StreetMap USA, Sirius Environmental, 2007

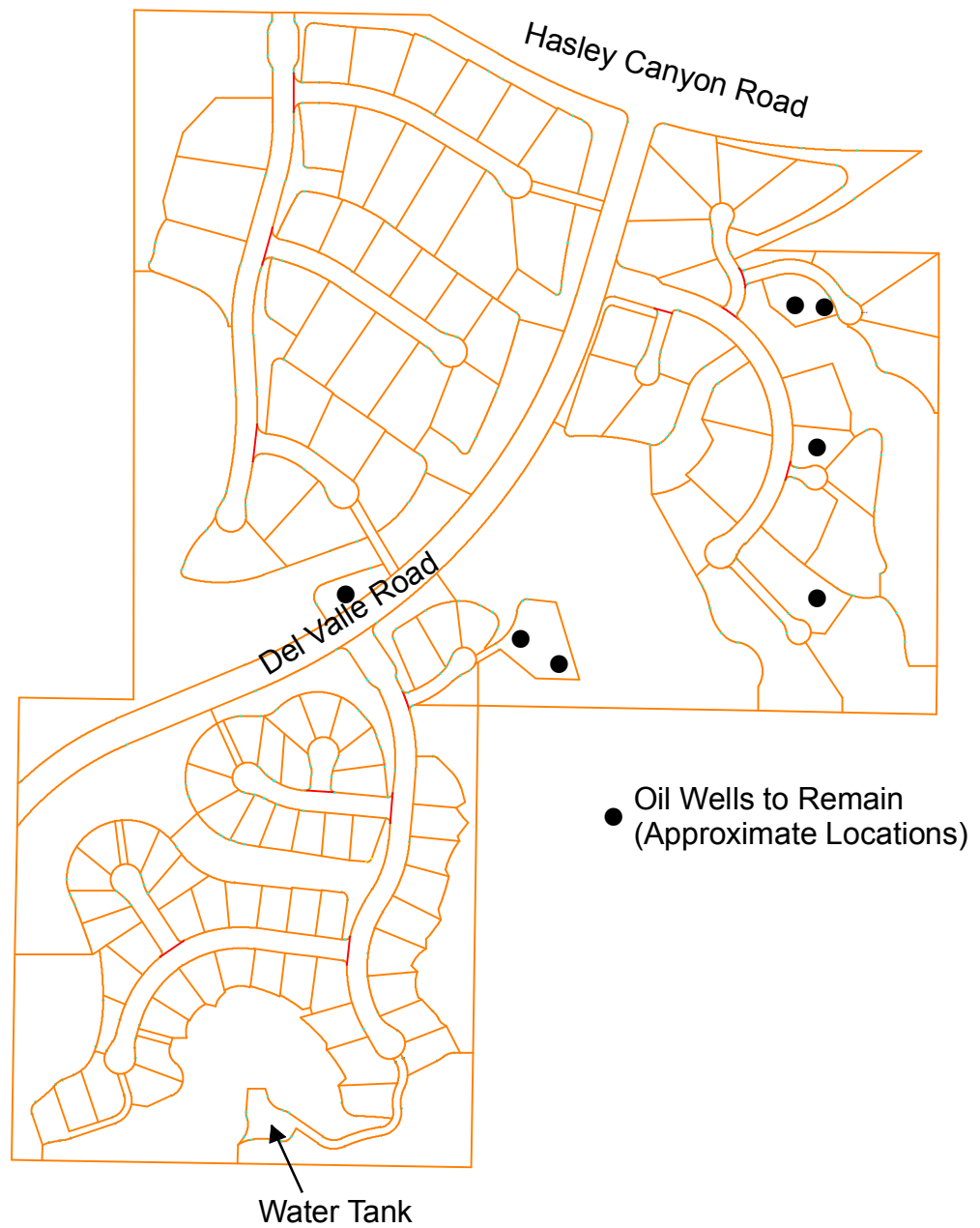
Del Valle NOP
Figure 1. Regional Location Map



Source: USGS 1994, Sirius Environmental, 2007

Del Valle NOP


Figure 2. Project Location Map

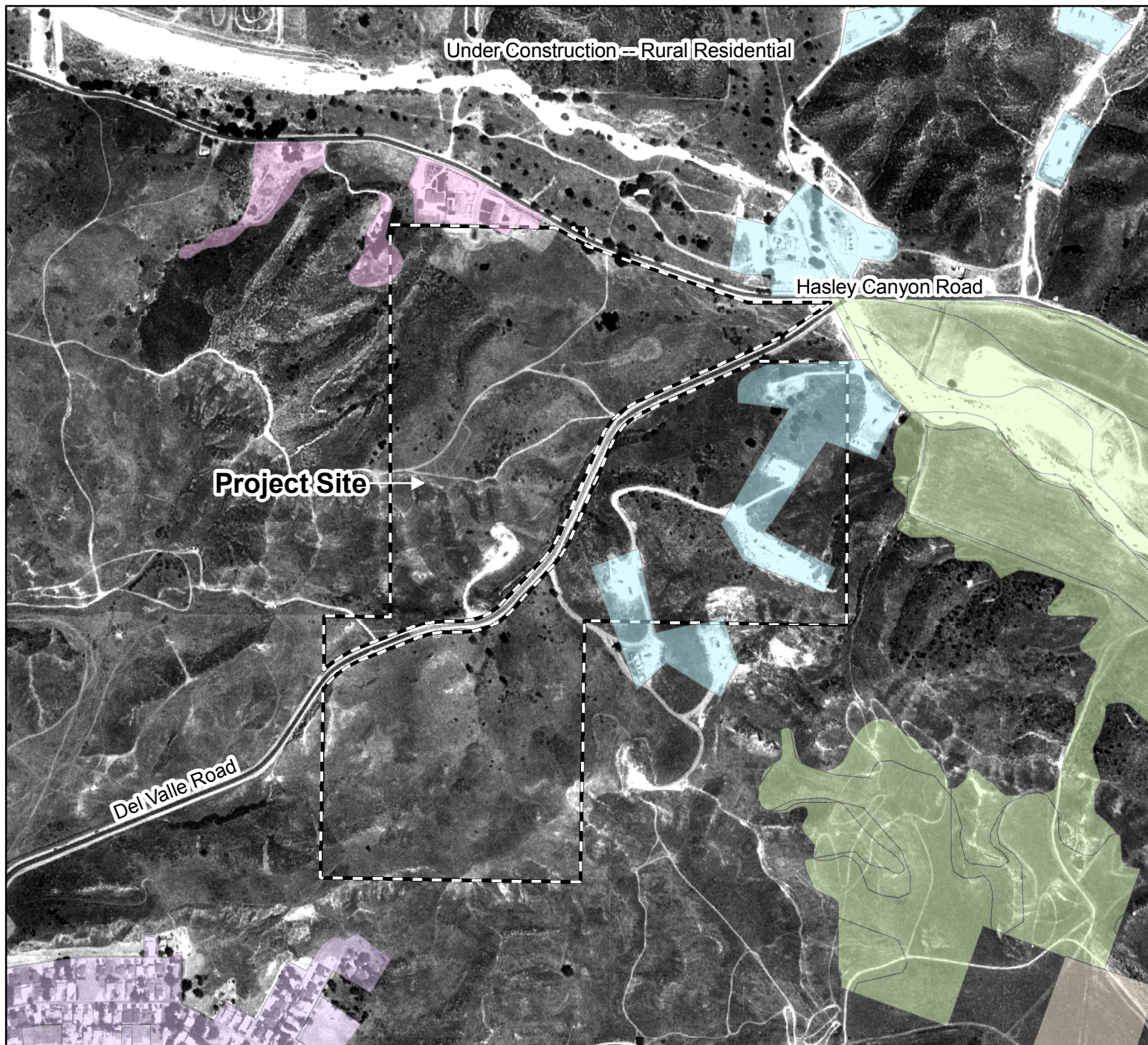


Source: Alliance Engineering, 2007

Del Valle NOP
Figure 3. Site Plan

Legend **SCAG 2005 Land Use**

-  Rural Residential High Density
-  Rural Residential Low Density
-  Mineral Extraction, Oil and Gas
-  Wholesaling and Warehousing
-  Under Construction -- Light Industrial
- No Shading -- Vacant Undifferentiated



Source: SCAG Land Use Data 2005, USGS 1994, Sirius Environmental 2007

Del Valle NOP

Figure 4. 500-Foot Radius Land Use Map



ATTACHMENT A

County of Los Angeles
Department of Regional Planning
Initial Study

STAFF USE ONLY

PROJECT NUMBER: TR060665

CASES: RCUPT200600014

RENT200600014

ROAKT200600007

ZC03-382



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: January 13, 2006

Staff Member: Rick Kuo

Thomas Guide: 4459 D5, D6, E5, E6

USGS Quad: Val Verde

Location: South and southwest of the Hasley Canyon Road/Del Valle Road intersection, Val Verde Park

Description of Project: The proposed project is an application for a Tentative Tract Map to subdivide the subject property into three lots to build 111 detached single-family condominium units and one infrastructure lot. The proposed project site contains five active petroleum extraction sites that will remain, and will be served by the Los Angeles County Waterworks District #36 and Sanitation District #32. Project entitlements requested include an Oak Tree Permit for removal of 27 oak trees, a Conditional Use Permit for development within a Hillside Management Area, and a Zone Change from A-2-2 to A-1-1, Local Plan Amendment from N2, HM, M, and W to U1, U2, U3, C, and W. The applicant is also requesting abandonment of all County easements for drainage purposes. Hasley Canyon Road and Del Valle Road are offered for street dedication. A storage water tank is proposed.

Gross Area: 134.2 acres

Environmental Setting: The project site is located within the County's unincorporated area of Val Verde Park, with Hasley Canyon Road bordering to the north, I-5 Freeway to the east, SR-126 to the south, and the community of Val Verde to the west. Surrounding land uses consist of the Valencia Commerce Center and commercial and industrial lands to the east, residential communities to the northeast, west, and southwest, and vacant land to the north and south. Two new subdivision projects (TR60030 and TR60257) have been proposed immediately south and west of the project. There are five oil extraction sites on-site. Several sensitive species are known in this area including the San Fernando Valley Spineflower, Slender-horned Spineflower, and the Slender Mariposa Lily. Site topography ranges from flat land to steep slopes.

Zoning: A-2-2 (Heavy Agriculture)

General Plan: Category R : Non-urban

Community/Area Wide Plan: N2, HM, M, W (SCVAGP)

Major projects in area:

Project Number

87-060/PM18568
 TR53295/RENT200400096
 00-196/TR53108
 98-034/TR52584
 94-087
 03-328/TR60030
 03-250/TR60257
 87-331

Description & Status

*Valencia Commerce Center (Approved 11/25/87).
 3,230 sf units and 3 million sq. commercial development (Pending).
 River Village Project (1st phase of Newhall Specific Plan) (Pending).
 209 sf & 1 golf course lots on 432 acres (Approved 2/6/02).
 Newhall Ranch Specific Plan (Approved).
 21 industrial lots of 1.5 mill sq. ft. of industrial space (Approved 9/7/04).
 244 sf, 3 mf, 1 commercial, 1 park, and 9 open space lots (Pending).
 184-space mobile home park (Inactive since submittal of application).*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☒ Army Corps of Engineers
- ☒ Caltrans

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☒ State Parks
- ☒ U.S. Fish and Wildlife Service
- ☐ _____
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ U.S. Forest Service
- ☒ City of Santa Clarita
- ☒ DTSC
- ☒ CHP
- ☒ Santa Monica Mtns Conser.
- ☒ SCOPE
- ☒ CA State Dept of Conservation
- ☒ SC Valley Historical Society
- ☒ Val Verde Civic Association
- ☒ Castaic Area Town Council
- ☒ Castaic Lake Water Agency
- ☒ Valencia Water Company
- ☒ Metro Water Dist. of So. Cal.
- ☒ Newhall County Water District
- ☒ Southern California Gas Co.
- ☒ Native American Heritage Comm.
- ☒ Ventura County Planning Dept.
- ☒ William S. Hart Union HSD
- ☒ Castaic Union School District
- ☒ Friends of the Santa Clarita Riv.
- ☒ Center for Biological Diversity
- ☐ _____
- ☐ _____

Regional Significance

- ☐ None
- ☒ SCAG
- ☒ AQMD
- ☒ CA Dept. Water Resources
- ☐ Santa Monica Mtns Area
- ☐ _____

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: Geotech & Materials Engineering, Waterworks, Traffic & Lighting, Land Development (Drainage & Grading, Transportation Planning)
- ☒ Health Services: Environmental Hygiene
- ☒ Fire Dept., Sheriff's Dept.
- ☒ Parks & Recreation
- ☒ Sanitation Districts

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
					Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Liquefaction
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Flood hazard
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fire Zone 4, limited water supply
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Industrial development adjacent to project site.
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Significant grading, urban runoff
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project exceeds thresholds of significance
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Spineflower, mariposa lily
	4. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Oaks, undisturbed area
	5. Mineral Resources	13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Hasley Canyon oil field
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Significant change of landform
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Regional threshold
	2. Sewage Disposal	17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sufficient capacity to be demonstrated
	3. Education	18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Increased demand for educational facilities
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sufficient capacity to be demonstrated
	5. Utilities	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sufficient water supply to be demonstrated
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Change in road circulation
	2. Environmental Safety	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Hasley Canyon oil field
	3. Land Use	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Zone change
	4. Pop./Hous./Emp./Rec.	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Sufficient recreation facilities to be provided
	Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Traffic, biota, cumulative impacts, etc.

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Non-urban hillside
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☒ Check if DMS printout generated (attached)

Date of printout: February 23, 2006

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo

Rick Kuo

Date: 8 February 2006

Approved by: Daryl Koutnik

Daryl Koutnik

Date: 8 FEBRUARY 2006

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
<u>Holser Fault (LA Co GP Safety Element - Plate 1); Liquefaction (Seismic Hazard Zones Map - Val Verde Quad).</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<u>Shallow surficial landslides (LA Co GP Safety Element - Plate 5).</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having high slope instability?
<u>Project site contains hillside areas.</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<u>Holser Fault (LA Co GP Safety Element - Plate 1); Liquefaction (Seismic Hazard Zones Map - Val Verde Quad).</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
_____ |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
<u>3.4 million cubic yards of grading proposed.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
_____ |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
Tributary of Hasley Canyon runs through project site from a west to northeast direction.
- b. ☒ ☐ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
Portion of project site in designated waterway.
- c. ☐ ☐ ☒ Is the project site located in or subject to high mudflow conditions?
Hillside slopes unstable.
- d. ☐ ☐ ☒ Could the project contribute or be subject to high erosion and debris deposition from run off?
Potential erosion problems due to grading.
- e. ☒ ☐ ☐ Would the project substantially alter the existing drainage pattern of the site or area?
Topography to be reconfigured.
- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12, 114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Soils report is required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<u>Fire Zone 4 (LA Co GP Safety Element - Plate 7).</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
<u>No infrastructure currently in place.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? <u>111 units proposed.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <u>Site is located within an area of limited groundwater supply and water may not be available during periods of severe drought; no public water services currently available.</u> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<u>Five petroleum extraction sites currently exist on-site and will remain.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- ☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8
- ☒ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. ☐ ☐ ☒ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
Potential development of the site under proposed zoning and land use categories would have the potential to substantially increase ambient noise levels.

- d. ☒ ☐ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
3.4 million cubic yards of grading proposed.

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Noise analysis is required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?

- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

- c. ☒ ☐ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
3.4 million cubic yards of grading proposed.

- d. ☒ ☐ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
Urban run-off.

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?

<u>Quantity of grading will exceed AQMD thresholds during construction.</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

<u>Residential uses are proposed adjacent to oil extraction equipment.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?

<u>Portion of the site is within the Hasley Canyon oil field.</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan?

<u>Land use density would significantly increase under proposed zoning and land use categories.</u> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<u>Pollution would increase as a result of proposed road construction and subsequent development under proposed zoning and land use categories which are not accommodated in current AQMP.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
<u>Other large scale residential and industrial projects pending in the immediate vicinity.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☒ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
- Project site is relatively undisturbed.
- b. ☒ ☐ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- Grading of 3.4 million cubic yards will affect habitat areas along Hasley Canyon.
- c. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
- Unnamed tributary to Hasley Canyon.
- d. ☒ ☐ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- Coastal sage scrub, Valley Oak savanna.
- e. ☒ ☐ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
- Oaks
- f. ☐ ☐ ☒ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
- San Fernando Valley Spineflower (*Chorizanthe parryi* var. *fernandina*), Slender-horned Spineflower (*Dodecathema leptoceras*), and Slender Mariposa Lily (*Calochortus clavatus* var. *gracilis*).
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Oak Tree Permit ☐ ERB/SEATAC Review

Biological Analysis is required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

<u>Oaks and tributary drainage course.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?

_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?

<u>Project site is used for oil extraction.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Project site is relatively undisturbed.</u>

_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report
-

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological**, **historical**, or **paleontological** resources?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- Portion of the project site is within the Hasley Canyon Oil Field.*
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☒ ☐ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

Hasley Canyon Trail.

- c. ☐ ☐ ☒ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?

Project site is relatively undisturbed and surrounded by vacant land with unique rocky hillsides.

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☐ ☒ Is the project likely to create substantial sun shadow, light or glare problems?

Potential glare and night lighting issues from the proposed industrial development for the adjacent residential community.

- f. ☒ ☐ ☐ Other factors (e.g., grading or land form alteration):

3.4 million cubic yards of grading will significantly alter the land form.

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
111 units are proposed.
- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?
- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?
- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
- e. ☒ ☐ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
Exceed CMP thresholds; Golden State Freeway is a CMP highway.
- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
- g. ☒ ☐ ☐ Other factors?
Several large scale industrial projects approved or pending in the vicinity. Project may have cumulative significant impacts on traffic.

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- Proposed project may exceed capacity of Sanitation District No. 32.*
- b. ☐ ☐ ☒ Could the project create capacity problems in the sewer lines serving the project site?
- No sewer infrastructure in place.*
- c. ☐ ☐ ☐ Other factors? _____
- _____
- _____

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

Analysis of project's impacts on sewage disposal facilities should be conducted based on maximum land use density (i.e., commercial square footage and number of residential units) allowed under the proposed zones and land use categories.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Could the project create capacity problems at the district level?
William S. Hart High School District and Castaic Union School District are currently operating over capacity.
- b. ☒ ☐ ☐ Could the project create capacity problems at individual schools which will serve the project site?
Individual schools serving the tract are not identified. Both interim and long-term impacts need to be analyzed and mitigated.
- c. ☐ ☐ ☒ Could the project create student transportation problems?
School bus service not known; high school is distant from project site.
- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☐ ☐ Other factors? _____

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Analysis on project's impacts on educational facilities should be conducted based on maximum land use density (i.e., number of residential units) allowed under the proposed zones and land use categories.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
Although a future fire station is to be built within the Valencia Commerce Center on Hasley Canyon Road, it is uncertain that the station will be completed and in operation prior to the development of this residential proposal. Currently, the closest existing fire station is Fire Station 76 located approximately 3 miles away at 27223 Henry Mayo Drive. The nearest Sheriff's station is 4.3 miles away at 23740 Magic Mountain Parkway.
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

Analysis on project's impacts on fire/Sheriff's services should be conducted based on maximum land use density (i.e., commercial square footage and number of residential units) allowed under the proposed zones and land use categories.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
Water to be provided by the LA County Waterworks District #36.
- b. ☒ ☐ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
No existing water infrastructure.
- c. ☐ ☐ ☒ Could the project create problems with providing utility services, such as electricity, gas, or propane?
Will-serve letters from all utility companies servicing the project site have yet to be provided.
- d. ☐ ☐ ☒ Are there any other known service problem areas (e.g., solid waste)?
Landfill capacity Countywide may not be sufficient.
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☒ Water Analysis

Analysis on project's impacts on utilities/other urban services should be conducted based on maximum land use density (i.e., commercial square footage and number of residential units) allowed under the proposed zones and land use categories. Water service will be served by Waterworks District No. 36.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

- b. ☐ ☐ ☒ Will the project result in a major change in the patterns, scale, or character of the general area or community?
Change in road circulation could disrupt local communities.
- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

- d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

To be discussed under Traffic/Circulation.

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<hr/> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<i>The Val Verde community is immediately adjacent to the project site.</i>
<hr/> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
<i>Project site contains a portion of the Hasley Canyon oil field.</i>
<hr/> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
<hr/> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
<hr/> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
<hr/> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
<hr/> |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<hr/> |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <hr/> |

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☒ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

- b. ☒ ☐ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?
Zone Change request from A-2-2 to A-1-1.
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☒ ☐ ☐ Hillside Management Criteria?
Development inconsistent with current Hillside Management Area.
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☐ ☐ Other? _____
- d. ☐ ☒ ☐ Would the project physically divide an established community?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☐ ☒ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
Project is proposed on undeveloped land. New infrastructure is required.
- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☐ ☒ Could the project require new or expanded recreational facilities for future residents?
Proposed development may require need for recreational facilities.
- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<u>Biota.</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

<u>Traffic, Water Quality, Biota.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

<u>Air Quality, Water Quality.</u> |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact